

CONDITIONAL NOTES  
2007-152

- The gross floor area of the building (excluding the parking deck) does not exceed 50,000 square feet, therefore urban open space requirements do not apply.
- The parking deck will be screened from the view of all public rights-of-way with a 3'-0" high screen wall.
- Permitted uses are general office (excluding medical office where physical not mental patient treatment occurs) and retail (excluding fast foods which would require a drive through window). Additional parking will be provided as required for any of these uses.
- No blank walls longer than 20 feet will be allowed with the exception of stairwells adjacent to exterior walls, the typical stairwell wall length is approximately 22 feet.
- Any exterior lighting attached from the building will not exceed 30 feet in height and will be "fully capped and shielded".
- The petitioner acknowledges that other standard development requirements imposed by other city ordinances, standards, policies, and appropriate design manuals will exist. Those criteria (for example, those that require buffers, regulate streets, sidewalks, trees, stormwater, and site development, etc.), will apply to the development site. This includes chapters 6, 9, 12, 17, 18, 19, 20, and 21 of the city code. Conditions set forth in this petition are supplemental requirements imposed on the development in addition to other standards. Where conditions on this plan differ from ordinances, standards, policies, and approaches in existence at the time of formal engineering plan review submission, the stricter condition or existing requirements shall apply.
- All existing driveway curb cuts not proposed for use with the current building and site layout will be removed and new curb and gutter to match existing will be installed.
- The building and parking layout represented with this document are preliminary in nature and are subject to revisions as required to meet applicable reviewing agency requirements as well as the requirements of specific tenants. The parking area illustrated may be altered as required to consist of multiple sub-grade parking levels and/or multiple above grade parking levels.
- The sight triangle illustrated on the site plan will be no greater than 35 ft by 35 ft, this may be reduced as determined by CDOT.
- The screening along Euclid in front of the parking deck will include additional landscaping between the sidewalk and the building.
- Balconies will be allowed to project from the angled building facade facing the Euclid and Morehead intersection. These balconies will be designed so as not to create shaded unsafe areas on the first floor.

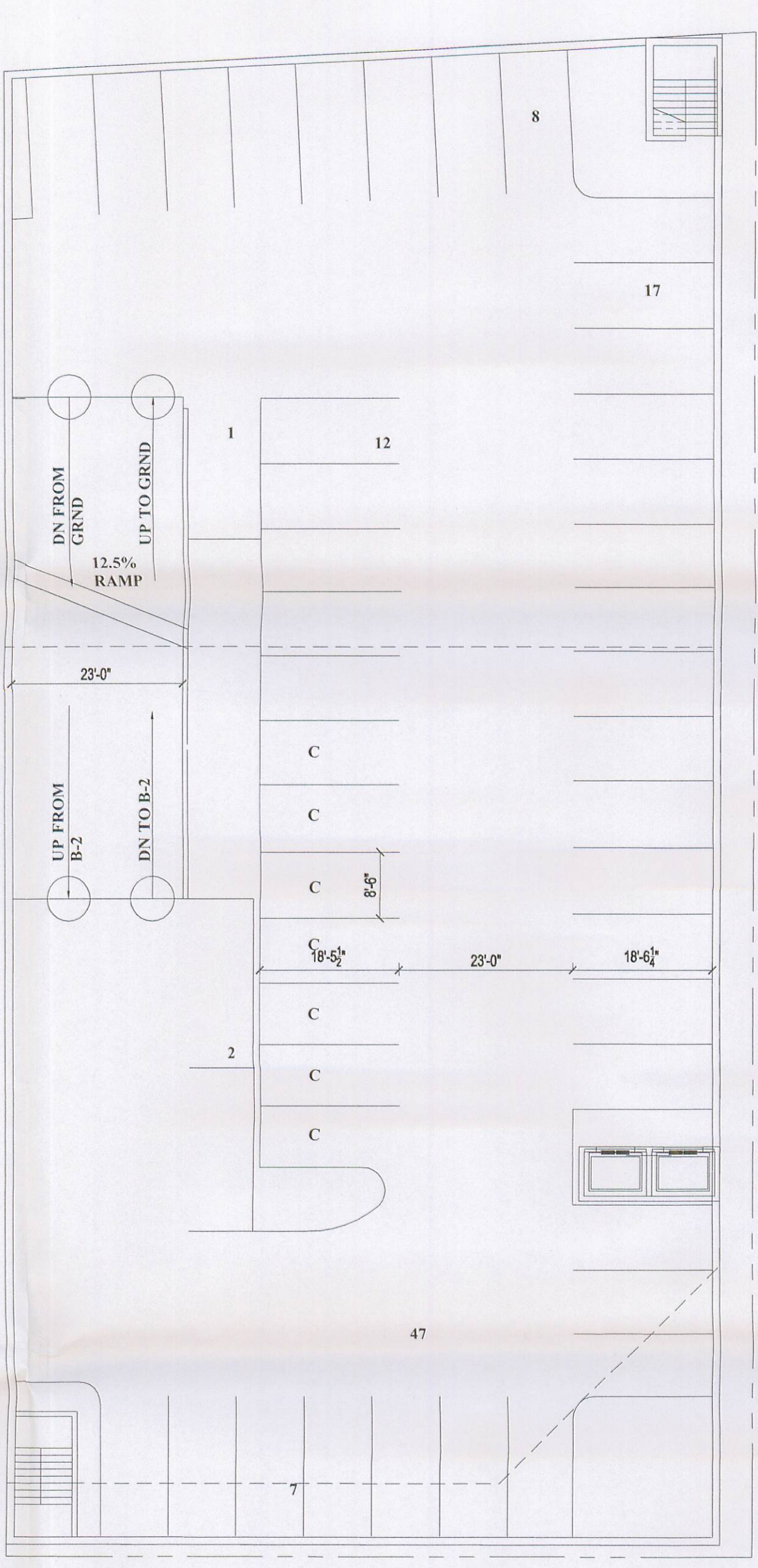
SITE ANALYSIS  
EXISTING ZONING: B-1  
PROPOSED ZONING: MU-BD-CB  
TOTAL SITE AREA: 6.65 ACRES  
PROPOSED BUILDING HEIGHT: 60 FEET OR LESS  
PROPOSED USES: RETAIL AND OFFICE  
GREEN SPACE: REQUIRED: 980 SF  
PROVIDED: 2216 SF STRIP AROUND BUILDING WILL ALLOW FOR 980 SF OF GREEN SPACE

BUILDING ANALYSIS

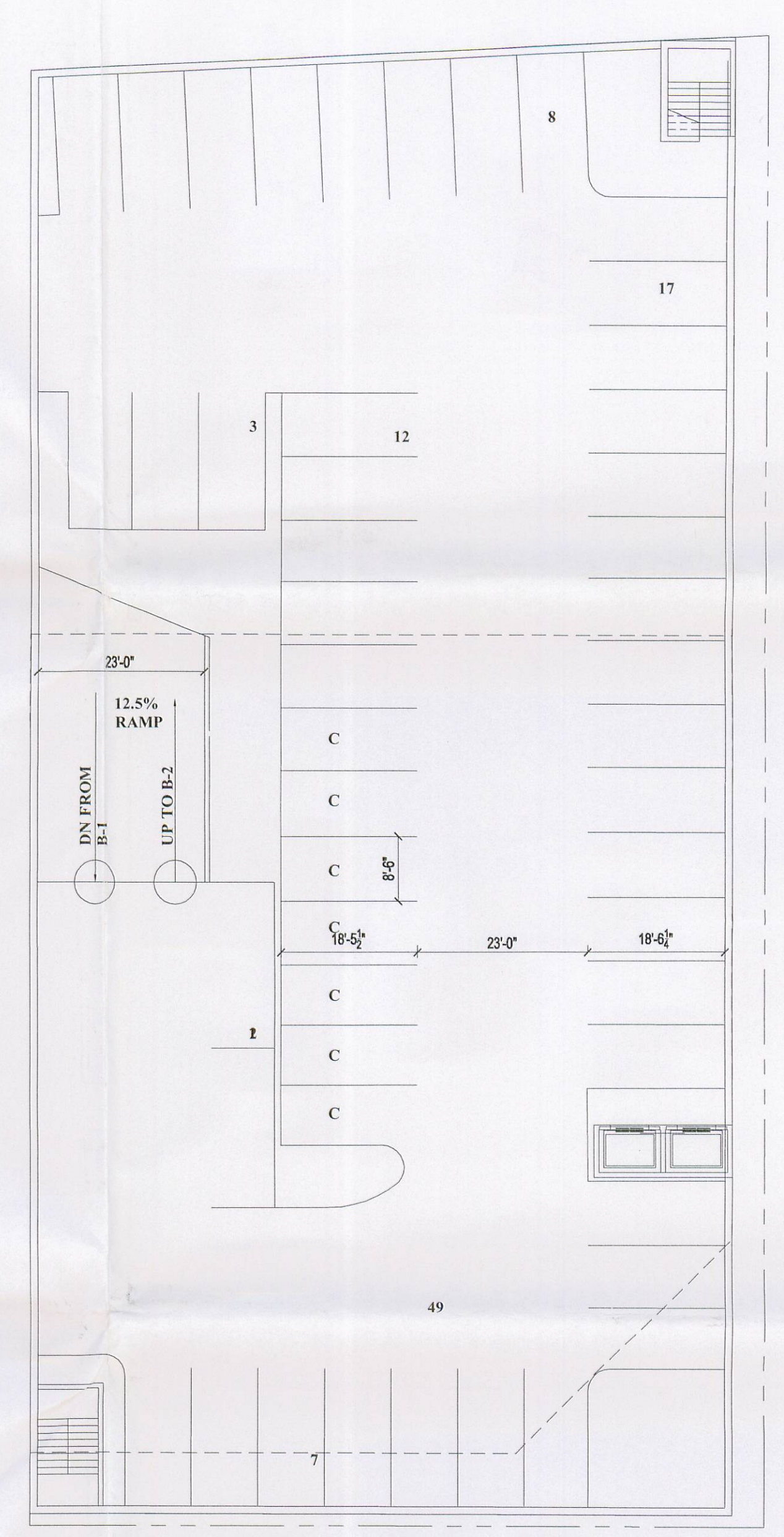
	BASEMENT 2	BASEMENT 1	GRND.	SECOND	THIRD	FOURTH	TOTAL
TOTAL RETAIL:	0	0	4,896	0	0	0	4,896
TOTAL OFFICE:	0	0	530	10,000	10,000	10,000	30,530
TOTAL PARKING GARAGE:	18,050	18,050	0	0	0	0	36,100
TOTAL BUILDING AREA:	18,050	18,050	5,426	10,000	10,000	10,000	71,526
GROSS AREA:	71,526 SF						

PARKING ANALYSIS

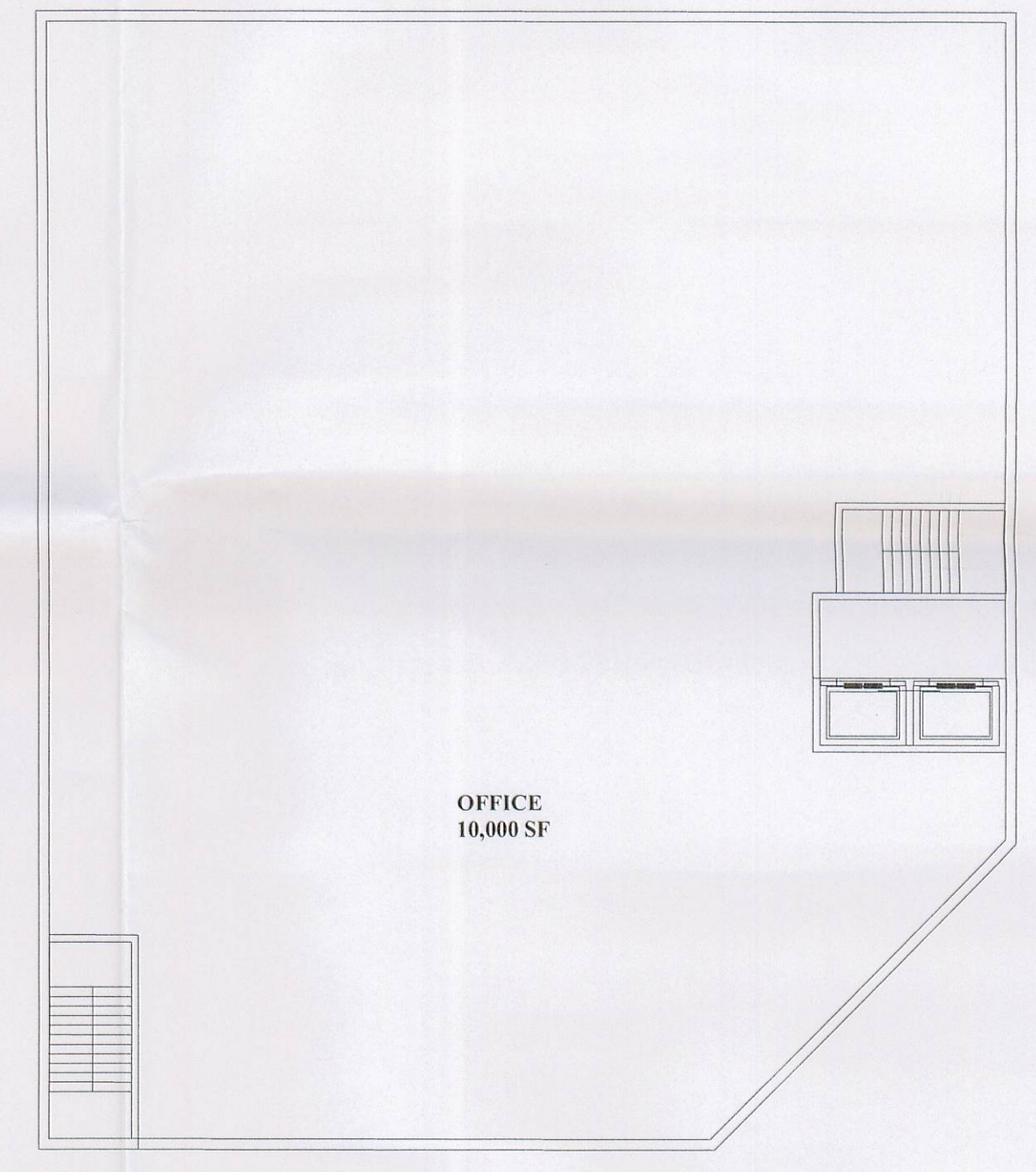
TOTAL PARKING PROVIDED: 122 SPACES  
TOTAL REQUIRED: 122 SPACES  
RETAIL: 4,896 SF / 250 = 20  
OFFICE: 30,530 SF / 300 = 102



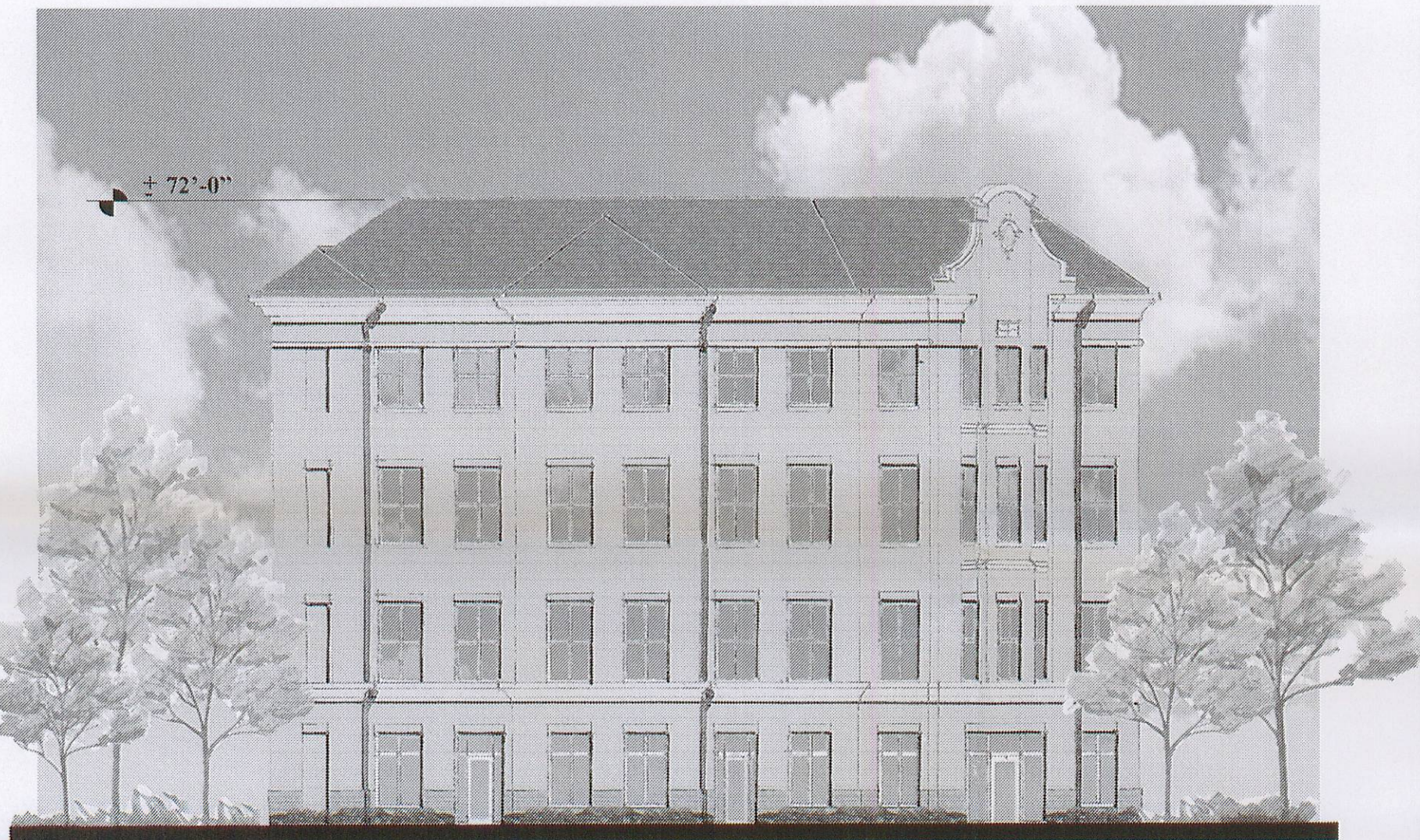
BASEMENT -1 FLOOR  
SCALE: 1/16" = 1'-0"



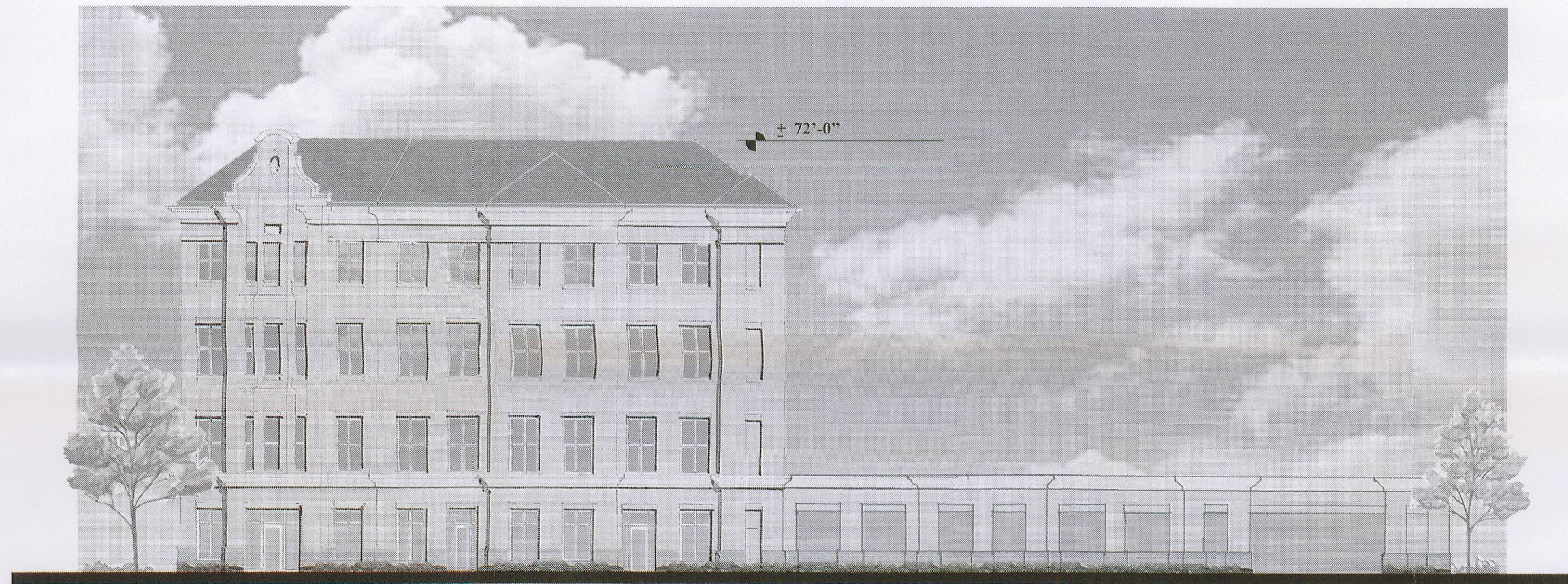
BASEMENT -2 FLOOR  
SCALE: 1/16" = 1'-0"



SECOND, THIRD AND FOURTH FLOOR  
SCALE: 1/16" = 1'-0"



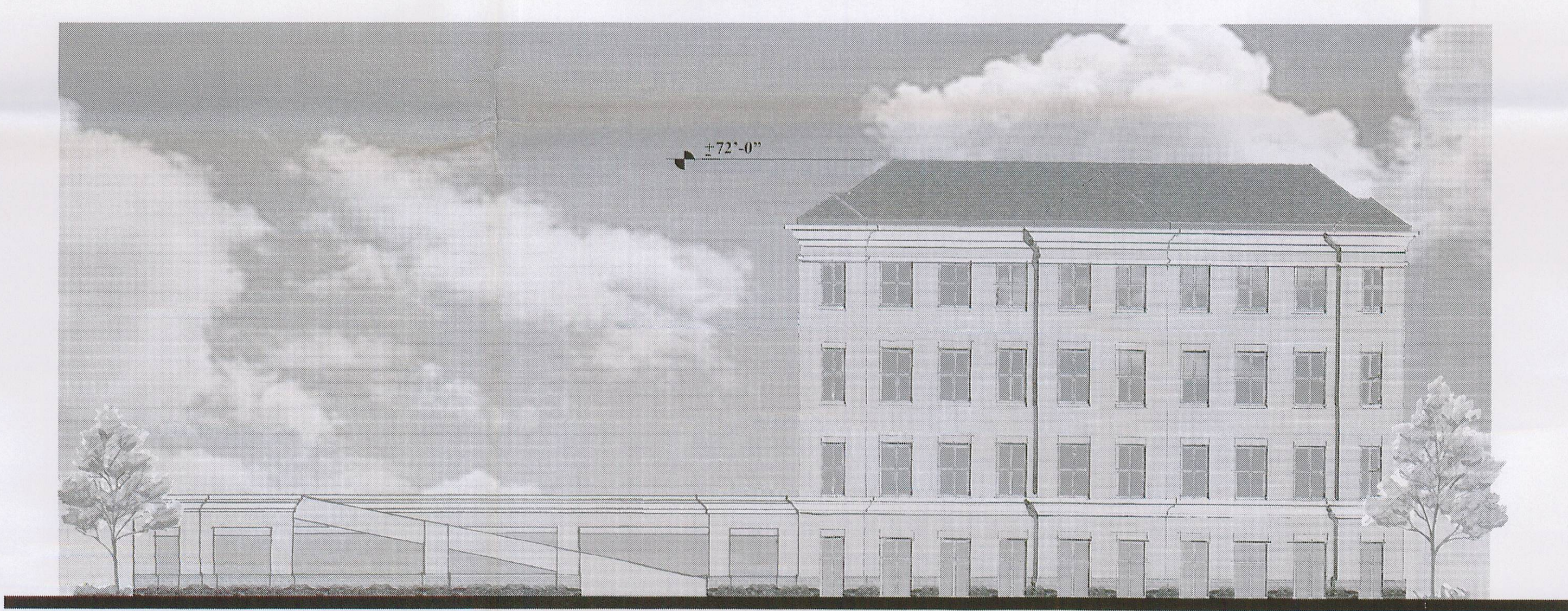
MOREHEAD ELEVATION (FRONT)  
SCALE: 1/16" = 1'-0"



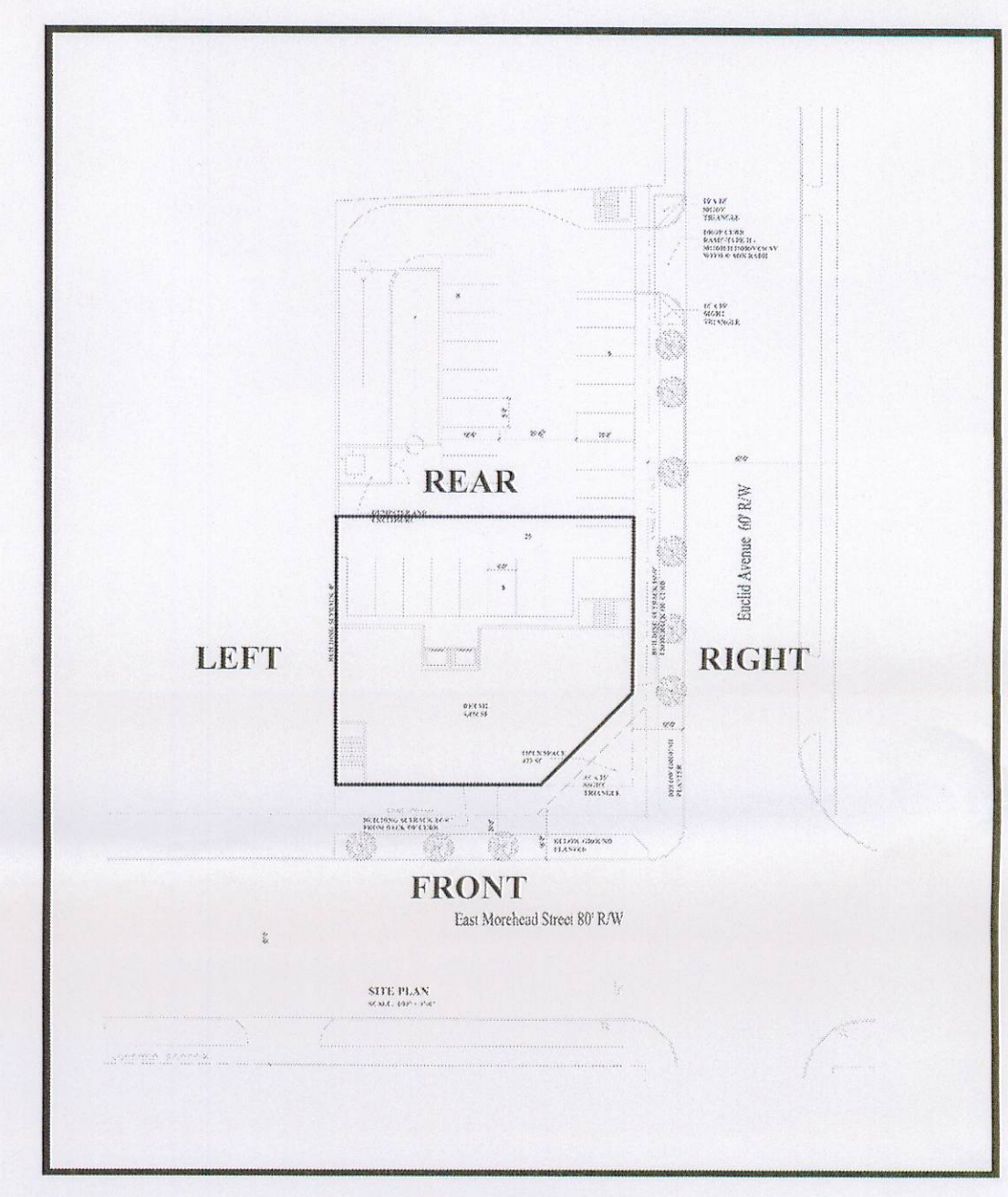
EUCLID ELEVATION (RIGHT SIDE)  
SCALE: 1/16" = 1'-0"



REAR ELEVATION  
SCALE: 1/16" = 1'-0"



LEFT SIDE ELEVATION  
SCALE: 1/16" = 1'-0"



KEY PLAN